

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, August 20, 2019, **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, D. Marshall
Others Noticed: T. Pinion, E. Geick, E. Truman, Dennis Hahn, Kathryn Kippes, Oleg Boukhankov, Karla & Josh Reinhardt, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve July 16, 2019 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearing

- a. Public Hearing to consider a request of Dennis Hahn, d/b/a Good Karma Ltd. for a Conditional Use Permit to convert the existing two-unit condominium to two Side-by-Side single-family residential dwellings in an R-1A Single-Family Residential zoning district, located at 511/513 10th Avenue, City of Baraboo, Wisconsin.
- b. Public Hearing to consider a request by St. John's Lutheran Church for a Conditional Use Permit for an electronic variable message sign at St. John's Lutheran School at 515 5th Street, in an R-1A Single-Family Residential zoning district, City of Baraboo, Sauk County, Wisconsin.

4. New Business

- a. Request for Conditional Use Permit to convert the existing two unit condominium at 511/513 10th Avenue to two side-by-side single-family attached residential dwellings in an R-1A Single-Family Residential zoning district, by Good Karma Ltd.
- b. Review and Approve a two lot Certified Survey Map for side-by-side single family attached residential dwellings at 511/513 10th Avenue, in an R-1A Single-Family Residential zoning district, by Good Karma Ltd.
- c. Request for Conditional Use Permit for an Electronic Variable Message Sign at St John's Lutheran School at 515 5th Street, in an R-1A Single-Family Residential zoning district, by St. John's Lutheran Church.
- d. Request to Rezone Lots 5 and 6, Block 1, Peck's Addition to the City of Baraboo, located at 302 8th Street on the southeast corner of 8th and East Streets, from NRO-Neighborhood Residential/Office to B-2 Neighborhood Business or B-3 Highway Oriented Business to allow the property to be used for the sale of automobiles by Oleg Boukhankov, d/b/a Absolute Auto Repair and Sales, LLC.
- e. Consideration of a Request by Karla and Josh Reinhardt, LC to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to convert the existing office building, located at 1208 9th Street in a B-3 Highway Oriented Business zoning district, to a Family Day Care Center.

5. Adjournment

Phil Wedekind, Mayor Designee
Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
Agenda Posted by Kris Jackson on August 14, 2019

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting July 16, 2019

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O'Neill, and Dee Marshall. Tom Kolb was absent.

Also in attendance were Tom Pinion, Scot & Laura Noonan, Richard Smith, and Ryan Boebel.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Liston, seconded by O'Neill to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Franzen to approve the minutes of the June 18, 2019 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings:

- a. Public Hearing to consider a request by Scot & Laura Noonan for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side single-family residential dwellings in a R-1A Single-Family Residential zoning district, located at 1707/1709 Crawford Street, City of Baraboo, Wisconsin – There being no speakers, the hearing was declared closed.
- b. Public Hearing to consider a request by the Church of the Nazarene for a Conditional Use Permit to expand the existing church building in a R-1A Single-Family Residential zoning district at 1800 Crawford Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. Request for Conditional Use Permit to convert the existing duplex at 1707/1709 Crawford St. to two side-by-side single-family attached residential dwellings in a R-1A Single-Family Residential zoning district, by Scot & Laura Noonan – Scot Noonan, 1707 Crawford Street introduced himself to the Commission. Pinion presented the background for this request. He said that according to the zoning code, property owners are able to do this as long as they have a recordable set of covenants that comply with the zoning code, and also have a certified survey map creating two lots, each having 30-feet of frontage. He said on critical part of the covenants it that there is a minimum of a one-hour firewall between the two units, from the basement floor to the roof sheathing. It was moved by Liston, seconded by Franzen to approve the Conditional Use Permit to convert the existing duplex at 1707/1709 Crawford to two side-by-side single-family residential attached dwellings as requested. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, and Wedekind. Nay – 0. Marshall abstained. Motion carried 5-0.
- b. Review and Approve a two lot Certified Survey Map for side-by-side single family attached residential dwellings in an R-1A Single-Family Residential zoning district, by Scot & Laura Noonan – It was moved by Liston, seconded by O'Neill to approve the Certified Survey Map as presented. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Wedekind, and Thurow. Nay – 0. Marshall abstained. Motion carried 5-0.
- c. Request for a Conditional Use Permit to expand the existing Church of the Nazarene building at 1800 Crawford Street, located in a R-1A Single-Family Residential zoning district – Richard Smith, General Engineering, who are the architects for the proposed project introduced himself to the Commission. Pinion presented the background for this request. He said that the request is to double the size of the church. Pinion said that the proposed Stormwater Plan and Landscaping Plan have been submitted and looks good. He said that in discussing the parking with the applicant, because the worship area and the gathering place will not be occupied simultaneously there is enough parking to serve one or the other. Therefore, they are not proposing to add any impervious surface to expand the parking lot. It was moved by Liston, seconded by Marshall to approve the Conditional Use Permit as requested. On roll call vote for the motion, Ayes – O'Neill, Marshall, Wedekind, Thurow, Franzen, and Liston. Nay – 0, motion carried 6-0.
- d. Consideration of a proposed parking lot expansion at 129 8th Avenue for Community First Bank – Pinion presented the background and proposal to the Commission. He said that all submissions are in compliance with City Ordinances. It was moved by Liston, seconded by Marshall to approve the proposed parking lot expansion at 129 8th Avenue as presented. On roll call vote for the motion, Ayes- Marshall, Wedekind, Thurow, Franzen, Liston, and O'Neill. Nay – 0, motion carried 6-0.

Adjournment - It was moved by O'Neill, seconded by Liston to adjourn at 5:27 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

PLAN COMMISSION ITEM SUMMARY

August 20, 2019

SUBJECT: REQUEST FOR CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO UNIT CONDOMINIUM AT 511/513 10TH AVENUE TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS IN AN R-1A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, BY GOOD KARMA LTD.

SUMMARY OF ITEMS A & B: The owner of 511/513 10th Avenue would like to convert the existing 2-unit condominium to two side-by-side single-family attached dwellings so they can be sold separately.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REQUEST FOR CONDITIONAL USE PERMIT FOR AN ELECTRONIC VARIABLE MESSAGE SIGN AT ST JOHN'S LUTHERAN SCHOOL AT 515 5TH STREET, IN AN R-1A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, BY ST. JOHN'S LUTHERAN CHURCH.

SUMMARY OF ITEM C: St John's School wants to replace and update their existing free standing sign with a variable message sign. All such signs are regulated as Condition Use Permits. Their new monument sign will include a 12 sq ft electronic variable message sign. Following is an excerpt from the definitions section of our Zoning Code:

Electronic Variable Message Sign. A sign that displays messages where the message may be changed electronically, either by using a frame by frame display or by scrolling the message. This sign shall not change the message displayed at intervals of less than two seconds, not shall a scrolling message travel at a rate slower than 16 light columns per second or faster than 32 columns per second. This sign shall only display letters or numbers of no art animations or graphics may be displayed. This sign shall not contain, include or be illuminated by lights or illuminations that flash, scintillate, blink, flicker, vary in intensity, nor shall such signs be illuminated to a degree of brightness that is greater than necessary for adequate visibility, using standards applied by the Wisconsin Department of Transportation.

For comparison sake, the following is a summary of the DOT's standards for variable message signs as contained in Section 84.30(4)(bm) Stats, which basically says the message must be:

- completely static while displayed
- be displayed for 6 seconds or more
- change within 1 second
- lighted only to the brightness needed to make it visible, so that it is not hazardous to motorists – must not flash

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REQUEST TO REZONE LOTS 5 AND 6, BLOCK 1, PECK'S ADDITION TO THE CITY OF BARABOO, LOCATED AT 302 8TH STREET ON THE SOUTHEAST CORNER OF 8TH AND EAST STREETS, FROM NRO-NEIGHBORHOOD RESIDENTIAL/OFFICE TO B-2 NEIGHBORHOOD BUSINESS OR B-3 HIGHWAY ORIENTED BUSINESS TO ALLOW THE PROPERTY TO BE USED FOR THE SALE OF AUTOMOBILES BY OLEG BOUKHANKOV, D/B/A ABSOLUTE AUTO REPAIR AND SALES, LLC.

SUMMARY OF ITEM D: The applicants have an accepted Offer to Purchase the subject property (currently occupied by Wild Apples and The Red Shed). They would like to rezone the property to allow them to move their existing used automobile dealership in Wisconsin Dells, Absolute Car Care, to this property. The property is currently zoned NRO, which does not allow the proposed use. The applicants are indifferent to the new zoning classification as long as it allows the sale of used automobiles. Their desired use is allowed in both the B-2 and B-3 districts or a Planned Development Overlay could be considered.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.11 – *Zoning Changes and Amendments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to Common Council for a Public Hearing on the Rezoning with a recommendation to Approve/Conditionally Approve/or Deny the Proposed Rezoning to a B-2, B-3, or PUD zoning classification.

SUBJECT: CONSIDERATION OF A REQUEST BY KARLA AND JOSH REINHARDT, LC TO REVIEW A COMBINED GDP/SIP IN ACCORDANCE WITH STEPS 3 & 4 OF THE PLANNED DEVELOPMENT PROCESS TO CONVERT THE EXISTING OFFICE BUILDING, LOCATED AT 1208 9TH STREET IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT, TO A FAMILY DAY CARE CENTER.

SUMMARY OF ITEM E: Karla and Josh Reinhardt are in the process of purchasing the property at 1208 9th Street (formerly D&S Dental Lab) in hopes of converting it to a Family Day Care Center. Josh currently operates a family day care center from their 3rd Avenue home. They would like to move the family day care center out of their home and determined that the subject property would suit their needs. They have reportedly met with the State's licensing representative who determined that this property complies with the applicable regulations. Since a day care center is neither a permitted nor conditional use in the long list of allowable uses in a B-3 Highway Oriented Business zoning district, a Planned Development Overlay is worthy of consideration. Included in the packet is a site plan and photographs of the existing building elevations to review as a GDP/SIP for this single-phase project.

Since this is an existing developed site, there is no requirement for a formal Site Plan, Storm Water Management Plan, Site Lighting Plan, or Landscaping Plan. The applicants have provided a plan to improve the existing landscaping on the site.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the GDP/SIP.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve/Conditionally Approve/or Deny the proposed Planned Development overlay district.

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing, -\$250 if public hearing required, or \$100 if no public hearing required.)

FOR TREASURER USE ONLY
 Receipt # _____

Account # 100-22-4440

Date of Petition: 07/25/2019

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Good Karma Ltd.

C/O Dennis Hahn

9091 Gibraltar Bluff Rd

Fish Creek, WI 54212

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

3. Address of site: 511 and 513 10th Avenue, Baraboo, WI 53913

4. Tax parcel number of site: 206-3635-00000 and 206-3634-00000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

Unit 1 and Unit 2 10th Avenue Commons No. 3 Condominium

City of Baraboo, Sauk County, Wisconsin.

6. Present zoning classification: Single Family Residential District

7. Requested conditional use: Convert condominium ownership to fee simple.

8. Brief description of each structure presently existing on site:

The only structure on the site is a duplex building with
two single family units that share a common wall.

9. Brief description of present use of site and each structure on site:

Site is used as two single family homes.

10. Brief description of any proposed change in use of structures if request for conditional use is granted:
(include change in number of employees on site)

No change of use is proposed, only a change in the form of
ownership from condominium to fee simple.

11. The following arrangements have been made for serving the site with municipal sewer and water:
The units are already served by municipal sewer & water.

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries
of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary
of the site (see section 17.37(3)(a) of City Code.)

See attached.

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for
home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to
adjoining lands.
- b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking,
loading areas and driveways, highway access and access restrictions, existing street, side and rear yards,
proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the
standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all
attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 25th day of July, 2019.

Property owner

Good Karma Ltd.
by: Dennis Hahn, President
Property owner

I certify that that I have reviewed this application for completeness.

Date: _____ Zoning Administrator: _____

As prepared by:

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **619-293**

DRAFTED BY: T. KASPER

CHECKED BY: IG

PROJ. 619-293

DWG. 619-293

SHEET 1 OF 2

SEAL:



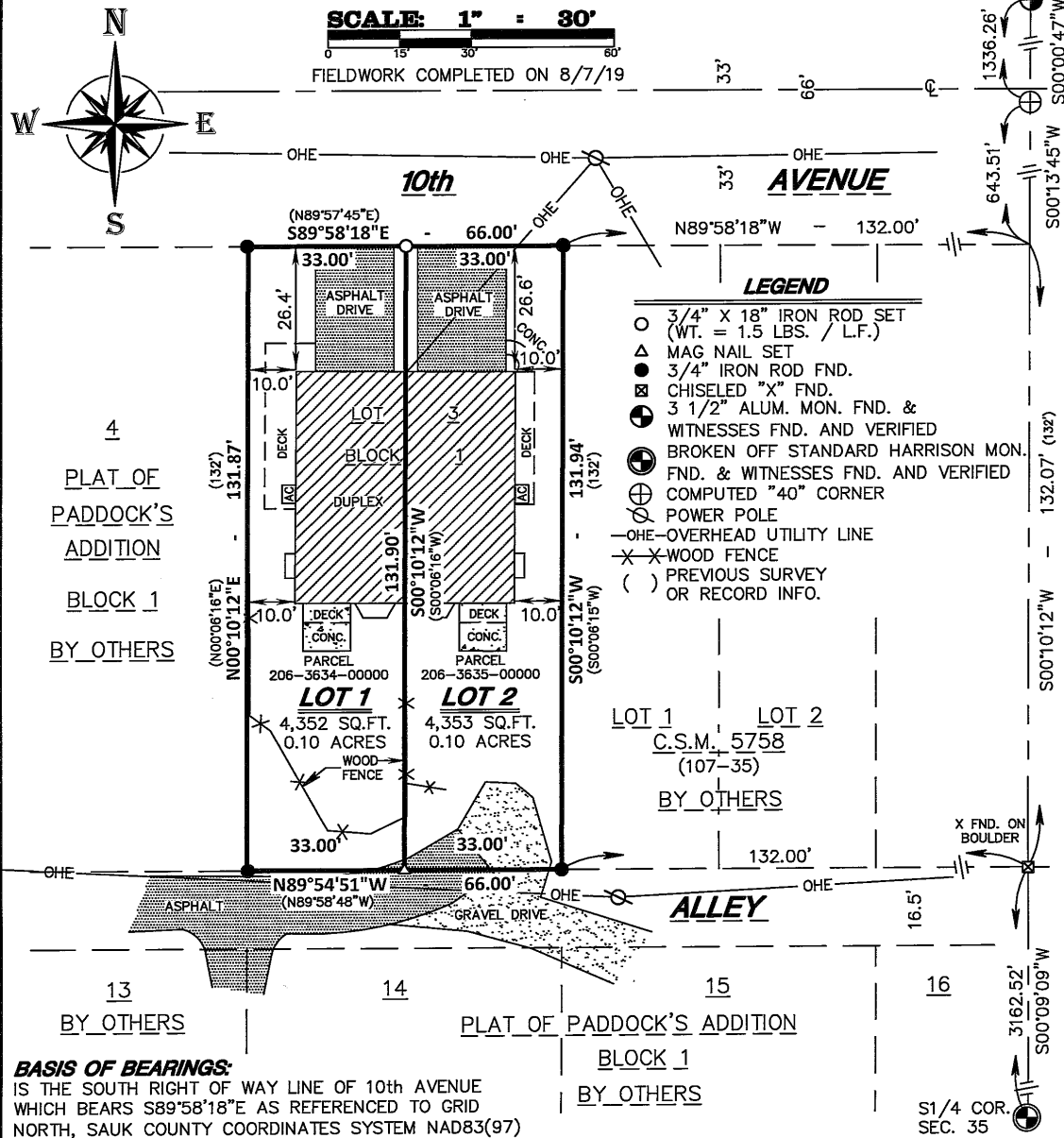
SAUK COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

BEING LOT 3, BLOCK 1, PLAT OF PADDOCK'S ADDITION, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 8,705 SQ. FT. - 0.20 ACRES

SCALE: 1" = 30'

FIELDWORK COMPLETED ON 8/7/19



BASIS OF BEARINGS:

IS THE SOUTH RIGHT OF WAY LINE OF 10th AVENUE
WHICH BEARS S89°58'18"E AS REFERENCED TO GRID
NORTH, SAUK COUNTY COORDINATES SYSTEM NAD83(97)

OWNER: GOOD KARMA LTD
9091 GIBRALTAR BLUFF ROAD
FISH CREEK, WI 54212

CLIENT: DENNIS HAHN
9091 GIBRALTAR BLUFF
FISH CREEK, WI 54212

As prepared by:

**G GROTHMAN
& ASSOCIATES S.C.**
LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 619-293

DRAFTED BY: T. KASPER

CHECKED BY: IG

PROJ. 619-293

DWG. 619-293 SHEET 2 OF 2



SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

**BEING LOT 3, BLOCK 1, PLAT OF PADDOCK'S ADDITION, LOCATED IN THE SE1/4 OF THE NW1/4,
SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 8,705 SQ. FT. - 0.20 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **Dennis Hahn**, I have surveyed, monumented, mapped and divided Lot 3, Block 1, Plat of Paddock's Addition, Located in the Southeast Quarter of the Northwest Quarter of Section 35, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.

Containing 8,705 square feet, (0.20 acres), more or less. Being subject to servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

THOMAS L. GREVE

Professional Land Surveyor, No. 2226

Dated: August 12, 2019

File No.: 619-293

PLAN COMMISSION RESOLUTION

RESOLVED that the Certified Survey Map in the **City of Baraboo**, Sauk County, Wisconsin is hereby approved and accepted by the Plan Commission.

Mayor

Date

City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of**

Baraboo, Wisconsin, this _____ day of _____, 20_____.

City Clerk

Date

OWNER: GOOD KARMA LTD
9091 GIBRALTAR BLUFF ROAD
FISH CREEK, WI 54212

CLIENT: DENNIS HAHN
9091 GIBRALTAR BLUFF
FISH CREEK, WI 54212

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
135 4th Street
Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable \$250 fee must accompany this application upon filing.)

FOR TREASURER USE ONLY

Receipt # _____

Account # 100-22-4440

Date of Petition: _____

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

St Johns Evangelical Lutheran Church

515 5th St Baraboo WI 53913

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

La Crosse Sign Group-2242 Mustang Way, Madison WI 53718

3. Address of site: 515 5th St Baraboo WI 53913

4. Tax parcel number of site: 206-0566-00000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): S 36 T12N R6E Com at NW inters of

Fifth & Elizabeth sts in NW 1/4 SW 1/4. TH N 280.5'. TH W 330'. TH S 280.5'
TH E330' to beg 2.12A

6. Present zoning classification: City of Baraboo

7. Requested conditional use: Ground sign with electronic message center for school

8. Brief description of each structure presently existing on site:

Post and Panel school sign

9. Brief description of present use of site and each structure on site:

present use of site- School

One ground sign

10. Brief description of any proposed change in use of structures if request for conditional use is granted:
(include change in number of employees on site)

New school ground sign will include an electronic message center

11. The following arrangements have been made for serving the site with municipal sewer and water:

N/A

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.

b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

The proposed sign has no adverse impact on nearby property now or in the future.

The sign falls within the code regulations for acceptable height and copy area.

The message center is within the allowed 12 sq ft copy area.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 10 day of July, 20 19.

Saint Johns
Property Chairman
Property owner

David M. Puchner
Property owner

I certify that that I have reviewed this application for completeness.

Date:

Zoning Administrator:

DOUBLE FACED ILLUMINATED GROUND SIGN.



NIGHT VIEW.

- SPECIFICATION NOTES**
- A DOUBLE FACED ILLUMINATED GROUND SIGN.
 - B FORMED ALUMINUM CABINET PAINTED BLACK. FACES ARE WHITE PLASTIC WITH DIGITAL PRINTS. THE WELS LOGO IS WHITE HP VINYL.
 - C ELECTRONIC EMC.
 - D FORMED ALUMINUM CLADDING PAINTED ONE COLOR BLACK WITH ONE COLOR RED HP STRIPES.



Approved by: _____

Date: _____

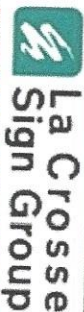
Date: _____

DESIGN

SALES

FILE

COLOR KEY



Drawing by: MICHAEL V JOLIN
Sign Type: GROUND SIGN.
Date Created: 10/27/2018
Last Modified: 6/25/2019

Job Name: SalouBarGroSign

Job Address: BARABOO WI, 53813

Job File Location:

Job Number: #102407

Job Address: BARABOO WI, 53813

Job File Location:

Job Number: #102407

1 BLACK

2 PMS #185C RED

3 PMS #COOL GRAY 7C

4 WARM RED HP #220-253

5 WHITE HP #220-10

This sign was designed and manufactured by La Crosse Sign Group, Inc. and is the property of La Crosse Sign Group, Inc. and is not to be reproduced without permission.

La Crosse Sign Group, Inc. is a registered trademark of La Crosse Sign Group, Inc.

La Crosse Sign Group, Inc.

ONALASKA | MADISON | EAU CLAIRE

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450

2242 Mustang Way • Madison, WI 53718 • 608-222-5353

2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189



516 5th St
Bamboo, Wisconsin
View on Google Maps

ST. JOHN'S LUTHERAN

ST. JOHN'S
LUTHERAN CHURCH



Google

© 2016 Google - Images from: 8/8/2016 Terms of Use Report a problem


Untitled Map

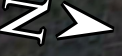
Write a description for your map.

Legend

-  515 5th St
-  existing ground sign to be replaced

515 5th St

 existing ground sign to be replaced



For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Inspector Certification	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Council Action	_____

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2700 phone
 608 356-9666 fax

PETITION FOR CHANGE IN ZONING CODE

(A non-refundable \$250 fee must accompany this application upon filing.)

FOR TREASURER USE PAID	
Receipt # _____	
Account # 100-22-4440	JUL 25 2019

Date of Petition: 7/25/19

The undersigned, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

- Name of petitioner: Oleg Boukhankov / Absolute Auto repair and sales, LLC
- Address of petitioner: 751 Rosemary Lane, Baraboo, WI 53913
- Requested zoning change: B2 or B3 to allow automobile (used) sales
 (See attached exhibit)
- Brief description of present use of site and structures thereon: Wild Apples and The Red Shed retail sales
- Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees): No change in structures or use (retail sales)
- The following arrangements have been made for serving the site with municipal sewer and water: N/A
- A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet therefrom, plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Dated this 25 day of July, 2019.

[Signature]
 Petitioner

 Petitioner

I have reviewed this application for completeness:

Date: _____

Zoning Administrator: _____

Approved by Wisconsin Real Estate Examining Board
10-1-15 (Optional Use Date) 1-1-16 (Mandatory Use Date)

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

WB-44 COUNTER-OFFER

Counter-Offer No. 1 by (Buyer/Seller) **STRIKE ONE**

NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

1 The Offer to Purchase dated 07/23/2019 and signed by Buyer Oleg Boukhankov & Anna Pulling
2 for purchase of real estate at 302 8th St, Baraboo WI 53913
3 _____ is rejected and the following Counter-Offer is hereby made.

4 **CAUTION: This Counter-Offer does not include the terms or conditions in any other counter-offer or multiple**
5 **counter-proposal unless incorporated by reference.**

6 All terms and conditions remain the same as stated in the Offer to Purchase except the following: _____

7 **Earnest money shall be \$2,000.00 (Two thousand dollars).**

8 _____
9 **Line 59 is stricken and deleted as there is no real estate condition report, only a**
10 **Seller's Disclosure Report as acknowledged and agreed to.**

11 _____
12 **Lines 109-110 shall be replaced with: This offer is subject to rezoning or issuing a**
13 **conditional use permit, by the city of Baraboo, within 90 days of acceptance, at buyer's**
14 **efforts and expense.**

15 _____
16 **Line 130 shall be replaced with: For Buyer's use as a car sales entity.**

17 _____
18 **Line 228 shall read: Conventional Mortgage or a Commercial Real Estate Mortgage**

19 _____

20 _____

21 _____

22 _____

23 _____

24 _____

25 _____

26 _____

27 _____

28 The attached _____ is/are made part of this Counter-Offer.

29 Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.

30 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the

31 Party making the Counter-Offer on or before July 25, 2019

32 (Time is of the Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to

33 Purchase, unless otherwise provided in this Counter-Offer.

34 **NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery**
35 **as provided at lines 30-33.**

36 This Counter-Offer was drafted by Jamie Phephles - RE/MAX Grand on 07/23/2019.

37 _____ Date ▲

38 (x) Lorri Blum 7/24/2019 _____ Date ▲

39 Signature of Party Making Counter-Offer ▲ Signature of Party Accepting Counter-Offer ▲

40 Print name ► Lorri Blum, Member of Wild Apples LLC Print name ► Oleg Boukhankov

41 (x) _____ 7/24/19 _____ Date ▲

42 Signature of Party Making Counter-Offer ▲ Signature of Party Accepting Counter-Offer ▲

43 Print name ► _____ Print name ► Anna Pulling

44 This Counter-Offer was presented by Pavels Cernomordijs - Power Realty Group on _____.

45 _____ Licensee and Firm ▲ Date ▲

46 This Counter-Offer is (rejected) (countered) **STRIKE ONE** (Party's Initials) _____ (Party's Initials) _____

47 **NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or**

48 **incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-**

49 **Offer by specifying the number of the provision or the lines containing the provision. In transactions involving**

50 **more than one Counter-Offer, the Counter-Offer referred to should be clearly specified.**

Written Description of Proposed Planned Development

The property at 1208 9th st. will be a licensed childcare center.

Statement of Rationale

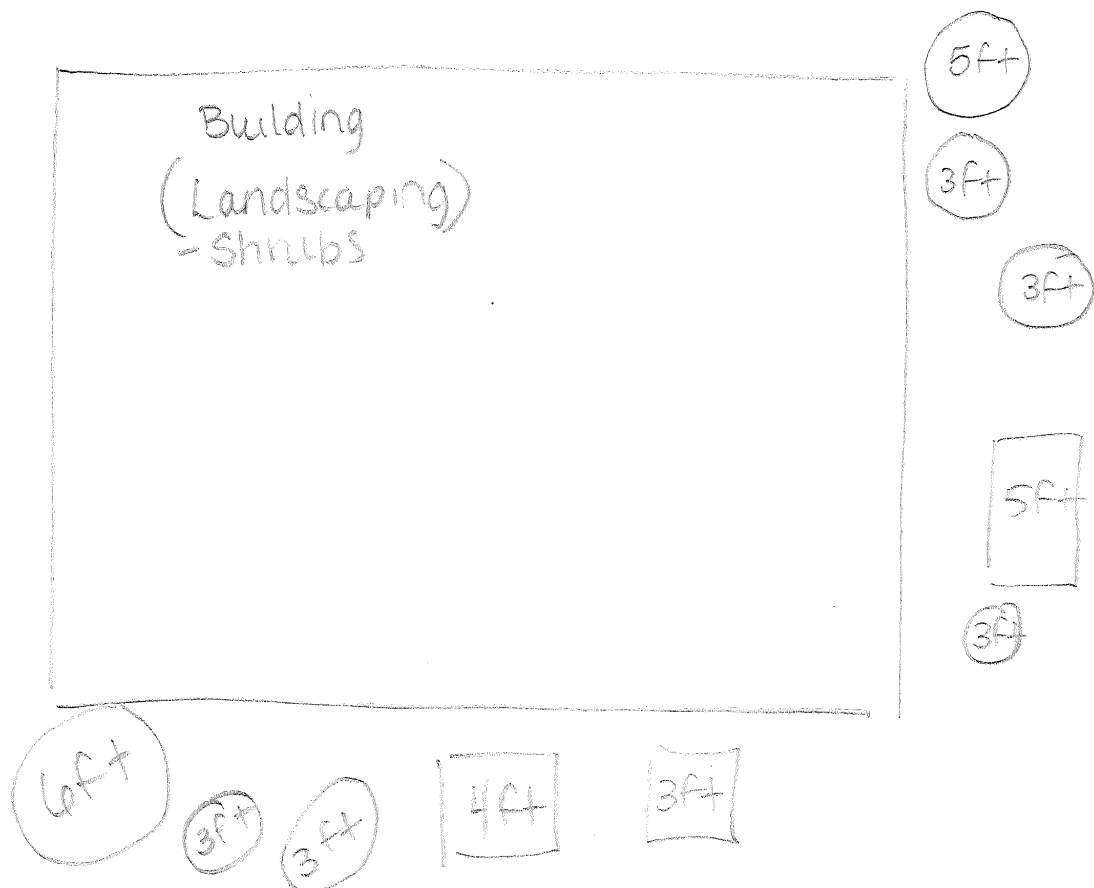
The current zoning does not allow for us to move our child care center location to this address.

General Development plan drawing

See location map

Signage Plan

Signage will not vary from city standards or common practices. A sign will be on the front door.





Front (north side) of 1208 9th Street



Right (west side) of 1208 9th Street



Back right (southwest) corner of 1208 9th Street



Back (south side) of 1208 9th Street



